

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, June 25, 2024, 6:00 pm
Bartholomew Building
110 N Court St Heppner, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Tripp Finch
John Kilkenny
Elizabeth Peterson

COMMISSIONERS ABSENT:

Brian Thompson
Karl Smith

ATTENDANCE via ZOOM:

Charlene Cooley
Stanley Anderson
Mary Killion

STAFF PRESENT:

Tamra Mabbott, Planning Director
Daisy Goebel, Principal Planner
Landon Jones, Planning Tech
Michaela Ramirez, Administrative Assistant

Staff Zoom:

Stephen Wrecsics

1. CALL TO ORDER

Chair Ekstrom called the meeting to order at 6:00 PM

2. ROLL CALL

3. PLEDGE

4. APPROVAL OF MAY MINUTES

Recommended Action: Approve
Action: Accepted as presented

Planning Tech Landon Jones presented: Conditional Use Permit CUP-S-311A-24: Ruggs Ranch; John & Polly Flynn, Applicant and Owner.

Conflicts of interest: None

Request: Proposed amendment to previously permitted CUP-S-311A to expand the amount of authorized lodging units for the approved Guest Ranch. The subject property is described as Tax Lots 2400 and 2402 of Assessor's Map 3S25E, and Tax Lot 400 of Assessor's Map 4S25E. All subject parcels are zoned Exclusive Farm Use (EFU). The properties are located approximately 10 miles south of Heppner on Highway 207, near the junction of Highways 206, 207, and Rhea Creek Road. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Section 3.010 EFU Zone, and MCZO Article 6, Conditional Uses.

Motion to add comments submitted by David Boyd, ODOT, into the record.

Motion by: Charlene Cooley
Seconded by: Commissioner Kilkenny

Vote: All voted
Action: Approved

Questions or Comments for Staff by Commissioners: None

Testifying Parties:

Applicant/Representatives

John Flynn, 55549 Hwy. 207, Heppner, OR 97836

Questions or Comments for the Applicant by Staff: None

Questions or Comments for the Applicant by Commissioners: None

Proponents, Opponent, Neutral: None

Anyone wanting to keep the record open or continue: None

Public Hearing is closed:

Conditions of approval:

1. Any additional proposed lodging units on the Guest Ranch must receive zoning permit approval and meet all zoning standards prior to construction.
2. All applicable water and wastewater permits shall be obtained prior to construction.
3. Applicant is to comply with all ODOT comments received regarding access points and signage.

Motion to approve: Conditional Use Permit CUP-S-311A-24

Motion by: Commissioner Finch

Seconded by: Commissioner Peterson

Discussion on the motion:

VOTE: All voted

Action: Approved

Planning Tech Landon Jones presented: Conditional Use Permit CUP-N-368-24: Beau Bankston, Applicant; Caitlin & Sean Shimer, Owner.

Request: Conditional Use Permit to approve the siting of a church located within the Suburban Residential (SR) Zone. The subject parcel is described as Tax Lot 807 of Assessor's Map 4N25E16. The property is located southeast of the Boardman City Limits, within the Boardman Urban Growth Boundary along Olson Road. Criteria for approval include MCZO Section 3.050 SR Zone, and MCZO Article 6, Conditional Uses.

Motion to add comments submitted by Greg Silbernagel, Watermaster, District 5, Carla McLane, City of Boardman, Bev Bridgewater, WEID, Eric Imes, Morrow County Public Works

Motion by: Chair Ekstrom

Seconded by: Commissioner Kilkenny

Vote: All voted.

Action: Approved.

Chair Ekstrom opened the testimony part of the Public Hearing.

Questions or Comments for Staff by Commissioner: None

Testifying Parties:

Applicant/Representatives

Beau Bankston, 31946 Summit Ln, Hermiston, OR

Questions or Comments for the Applicant by Staff: Director Mabbott

Questions or Comments for the Applicant by Commissioners: Chair Ekstrom, Commissioners, Kilkenny, Finch

Testifying Parties:

Applicant/Representatives

None

Rebuttal by Applicant: None

Proponents, Opponent, Neutral: None

Anyone wanting to keep the record open or continue: None

General Public: None

Public Hearing is closed.

Conditions of approval:

1. The parking lot shall include a minimum of two bicycle parking spaces conveniently located no further away than the closest vehicle parking space, visible from the building entrance so as not to create or impede hazards for pedestrians.
2. The applicant shall provide ample interior or exterior bicycle storage for long-term and employee parking.
3. None of the proposed parking shall be used for the storage of material or parking of vehicles not associated with the use.
4. All proposed ADA parking shall be constructed in conformance with all applicable ADA standards.
5. The access easement be constructed to at least a County Rural Access II surface and maintain minimum sight distance standards.
6. All proposed structures are to be built with a minimum of 30 feet setback from the side or rear lot lines.
7. The applicant shall provide appropriate emergency vehicle access at the time of development.
8. Applicant shall obtain applicable water and wastewater permits.
9. The applicant shall comply with OWRD Exempt Well regulations.
10. No permanent features shall be sited within the Federal irrigation right of way.
11. County recommends annual testing of onsite drinking water, and installation of a water treatment system if necessary.

Discussion on changes: None

Motion to approve: Conditional Use Permit CUP-N-368-24 with conditions stated above.

Motion by: Commissioner Kilkenny

Seconded by: Commissioner Finch

Discussion on the motion:

VOTE: All voted

ACTION: Approved

Other Business: June Planning Update

Correspondence: None

Public Comment: None

Adjourned: Meeting adjourned at 7:06 PM

Next Meeting: Tuesday, July 30, 2024, at 6:00 p.m. The next meeting will be held in Irrigon, OR in the Morrow County Government Center.

**Respectfully submitted,
Michaela Ramirez**